



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



December 19, 2005

James E. Hartl AICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Loren Montgomery
Latham & Watkins, LLP
633 West 5th Street, Suite 4000
Los Angeles, CA 90071-2007

RE: CONDITIONAL USE PERMIT AND OAK TREE PERMIT CASE NO. 03-297-(5)
704,743 and 760 Mountain View Street, Altadena

Dear Applicant:

The Regional Planning Commission, by its action of December 7, 2005 **APPROVED** the above described conditional use permit.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. Upon completion of the 15-day appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or material to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Samuel Dea
Supervising Regional Planner
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion).

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping); Zoning Enforcement; Owner

SD:MBM

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATES: JUNE 8, 2005, AUGUST 17, 2005, SEPTEMBER 21, 2005 AND DECEMBER 7, 2005

SYNOPSIS:

The applicant, The Boys' and Girls' Aid Society of Los Angeles County ("Five Acres"), is requesting a Conditional Use Permit to authorize the construction of a new support facility consisting of a 2,600 square foot one-story building with a basement and 43 parking spaces located across the street from the existing Five Acres Main Campus.

Five Acres has operated its facility for abused and neglected children at this site in Altadena since 1926. Orphaned and at-risk children live and attend school at this facility, usually staying for a year or two until they can be placed with adoptive or foster parents. The average age of the children is 10; the ages vary from 6 to 14.

The Support Facility project does not propose to increase Five Acres' enrollment or otherwise change the existing program for the children.

The applicant is also requesting an Oak Tree Permit to authorize the removal of two oak trees and the encroachment within the protected zone of five oak trees for the construction of the support facility.

PROCEEDINGS BEFORE THE COMMISSION

June 8, 2005

A duly noticed public hearing was held before the Regional Planning Commission on June 8, 2005. Commissioner Valadez was absent. The applicant's representative presented testimony and answered questions posed by the Commission. Testimony was also heard both in favor of and in opposition to the support project proposal from the public. Representatives from the Altadena Town Council testified in opposition to the proposed support project. The Commission continued the public hearing to August 17, 2005 to allow continued testimony and rebuttal by the applicant.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

August 17, 2005

A duly noticed continued hearing was held before the Regional Planning Commission. All Commissioners were present. The Commission heard continued testimony and rebuttal from the applicant. The Commission instructed staff to work with the applicant to draft a detailed parking management plan designed to remove Five Acres cars currently parked on the street. The applicant was also instructed to revise the project by removing the maintenance component of the support facility to an area within the existing Five Acres complex. The Commission continued the public hearing to September 21, 2005.

September 21, 2005

A duly noticed continued hearing was held before the Regional Planning Commission. All Commissioners were present. The Commission heard testimony from the applicant about the proposed Parking Management Plan. Testimony was also heard from a neighbor who reiterated that residential uses are preferred at the support project site. There being no further testimony, the Regional Planning Commission after discussion indicated its intent to approve the conditional use permit, and directed staff to prepare final environmental documentation, findings and conditions for approval as discussed. The public hearing was continued to December 7, 2005 but limited to comments on the modified conditions.

December 7, 2005

A duly noticed continued hearing was held before the Regional Planning Commission. All Commissioners were present. After hearing testimony and discussion on the community's proposed changes to the conditions the Commission closed the public hearing and approved the project.

Findings

1. The applicant requests a Conditional Use Permit to authorize the continued operation of the Five Acres school and residential treatment center for 84 children and the new construction of a Support Project consisting of a 2,600 square foot one-story building with a basement and 43 parking spaces.

The applicant also requests an Oak Tree Permit to authorize the encroachment within the protected zone of five oak trees and the removal of two oak trees.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

2. The existing Five Acres School is located at 704 Mountain View Street; the Main Campus is located at 760 Mountain View Street in Altadena, all within the Altadena Zone District.
3. The site for the Support Project is a 0.84-acre rectangular-shaped parcel with level topography located at 743 W. Mountain View Street. The property is currently developed with two garage structures, which would be demolished as part of this project, and a 1,040 square foot single-family residence, to remain.
4. The subject property is zoned R-1-7,500 (Single-Family Residence, minimum lot size of 7,500 square feet) and is located within the Altadena Community Standards District.
5. Per County Code Section 22.20.100 the following are permissible uses in the R-1 zone provided a Conditional Use Permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:
 - Schools, through grade 12, accredited, including appurtenant facilities, which offering instruction required to be taught in the public schools by the Education Code of the state of California, and;
 - Group homes for children, having seven or more children.
6. Surrounding zoning consists of R-1-7,500 zoning to the north, south, east and west.
7. Surrounding land uses consist of:

North: Single- and Multi-family residences;

South: City of Pasadena/ Five Acres Main Campus, Single-Family Residences, Pasadena Water Department facility;

East: Single- Family Residences; and

West: Single- Family Residences, Church
8. The existing Main Campus facility is classified “Institutions” on the Altadena Community Plan land use map. The School site, Support Project site and the

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

surrounding area are classified “Low Density Residential”. Institutional uses may be permitted in this classification if compatible in terms of scale and design with the residential development. New development should be compatible with and compliment existing uses.

Applicable Goals and Policies of the Altadena Community Plan are to:

- Provide school facilities to serve the community’s social, cultural, vocational, and recreational, as well as educational needs which are compatible with the character and local interests of Altadena.
 - Provide a broad range of community services at available existing school sites or other new facilities.
 - Preserve and enhance existing land uses and areas of historical and/or unique importance.
 - Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.
 - Provide for development which is compatible with and complements existing uses.
 - Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community.
9. The proposed project enhances and provides needed community services in conjunction with an existing school site.

The one-story Craftsman style design, with larger than required set backs and extensive landscaping proposed for the Support Project site will provide a residential appearance of the site and thus comply with the intent of the Plan. The Support Project would also provide a reduction in on-street parking as required in the Parking Management Plan.

10. The site plan depicts the approximately 2,600 square foot proposed support building and the existing residence (to remain) fronting Mountain View Street; the plan also depicts the 43 proposed parking spaces at the rear of the property. Access to the site is depicted via Mountain View Street to the south.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

11. Part 16 (Oak Tree Permits) of Chapter 22.56 of the Los Angeles County Code seeks to preserve and maintain healthy oak trees as a significant historical, aesthetic and ecological resource. The removal of any oak tree or the encroachment within the protected zone of any tree of the oak genus which is 25 inches or more in circumference is prohibited except in accordance with a valid oak tree permit.
12. The applicant has submitted an oak tree report prepared by certified arborist Cy Carlberg, dated April 29, 2003. The Los Angeles County Forester and Fire Warden, Forestry Division, has reviewed the oak tree report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The County Forester has recommended approval of the requested encroachments and removals, subject to recommended conditions of approval.
13. The proposed site plan shows new construction encroaching into the protected zones of five oak trees and the removal of two oaks. The Commission finds that the oak tree permit is necessary to allow the construction of the support project as proposed due to site constraints. The locations of the oak trees on the subject property preclude the reasonable and efficient use of the subject site for the proposed use and frustrate the planned development and proposed use of the property. Compliance with the conditions recommended by the County Forester will avoid damage to the remaining oak trees.
14. Pursuant to County Code Section 22.44.127 (Altadena Community Standards District), height and yard standards shall be based on the size of the lot or parcel. The Support Project site is approximately 36,000 square feet. The maximum allowed height for this size parcel is 35 feet. The maximum number of stories above grade shall be two.

Yard requirements for this size parcel in Zone R-1 are:

- Front yard: not less than 20 feet in depth;
- Interior Side Yard: not less than five yards; and
- Rear Yard: not less than 35 feet in depth
- The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot or parcel shall not be included in the computation for this purpose.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

- Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
 - Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.
15. The proposed building is approximately 18' high and complies with the stated height requirements. The setbacks for the proposed building, as shown on the Exhibit "A" are as follows and comply with the stated setback requirements:
- Front yard: 25 feet
 - West Side yard: 16 feet
 - East Side yard: 80 feet; and
 - Rear yard: 125 feet
16. Pursuant to Code Section 22.44.127D the gross structural area (GSA) or lot coverage shall not exceed 9,000 square feet.
- The project site contains a 1,040 square foot existing one-story single-family residence; the foot print of the proposed one-story (with basement) Support Facility is approximately 2,600 square feet for a total lot coverage of 3,640 square feet, or ten percent of the site. The proposed project complies with the stated lot coverage requirements.
17. Pursuant to County Code Section 22.48.160 fences and walls may be erected and maintained in required yards subject to the following specifications:
- Front yard: fences and walls shall not exceed a height of three and one-half feet;
 - Interior side and rear yards: Fences and walls shall not exceed six feet in height; and
 - Retaining walls: Retaining walls shall not exceed six feet in height and are permitted in all yards.
18. No fencing will be erected within the required front yard set back. The following fencing is proposed: 1) A 6' high gate for the access drive-way; 2) a 6' high, 16' long fence on the west side of the support building; and 3) a 6-foot block wall with a two-foot wood extension along the eastern and northern perimeter.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

19. The two-foot extensions for the northern and eastern perimeters exceed the 6-foot height limit. This is, however, a request from the adjacent property owner and the Commission therefore grants the two foot extensions for a total height of 8 feet as proposed.
20. Pursuant to County Code Section 22.52.1120 D, every group home for children shall have one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use; and
21. Pursuant to County Code Section 22.52.1200 A , Every building used in whole or in part for an elementary school having no grade above the sixth, shall have, within 500 feet thereof, one automobile parking space for each classroom; however

Pursuant to County Code Section 22.56.1510 E (Conforming Uses in a Building or Structure Non Conforming Due to Parking) A Building or structure nonconforming due to parking standards may be occupied by any use permitted in the zone which it is located subject to the limitations and conditions governing such use as specified in the zone; provided that: 1) The use has the same or lesser parking requirement as the existing or previous use; or 2) If the use has a greater requirement than the existing or previous use, a sufficient number of additional parking spaces is developed to accommodate the increased amount of space required by the new use.
22. The previous Conditional Use Permit, under which requirements the facility is currently operating, required 70 parking spaces be provided on-site; 113 parking spaces are now required upon completion of the Support Facility.
23. Five Acres will continue to offer off-site parking for staff in addition to the 113 on-site parking spaces. Five Acres currently provides 197 parking spaces.
24. Five Acres currently has 191 full time and part time staff that work at the Main Campus and school. The number off staff working at any given time ranges from 9 during off peak hours (night time) to a high of 169 during a once a week staff meeting.
25. Existing staff will work at the Support Facility; no new staff will be hired for this location.
26. The Five Acres Main Campus was established at this location in 1926, prior to any parking ordinance. The first requirements for automobile parking spaces to

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

be provided in conjunction with the construction of a new building were adopted in 1943 (Ordinance 4292, effective date 11/10/43).

27. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for the proposed project.

28. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the proposed use will be compatible with surrounding land uses.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Ordinance, or as is otherwise required in order to integrate the proposed use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

REGARDING THE OAK TREE PERMIT

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

- A. That the proposed construction will be accomplished without endangering the health of the remaining oak trees on the subject property that are subject to Part 16 of Title 22 of the County Code;
- B. That the removal of two oak trees is necessary as continued existence at their present locations frustrates the proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property; and
- C. That the oak tree removals and encroachment into the protected zones of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit and Oak Tree Permit as set forth in Sections 22.56.090 and 22.56.2100 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. After consideration of the Negative Declaration together with all comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
1. In view of the findings of fact and conclusions presented above, Conditional Use Permit and Oak Tree Permit Case No. 03-297-(5) is **APPROVED**, subject to the attached conditions.

VOTE: 5-0

Concurring: Valadez, Bellamy, Helsley, Rew, Modugno

Dissenting: -

Abstaining: -

Absent: -

Action Date: December 7, 2005

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

CONDITIONS OF APPROVAL

1. This grant authorizes the use of the subject property for the continued operation of a school and group home for a maximum of 84 children; the construction of a Support Facility; the removal of two oak trees and encroachment into the protected zone of five oak trees, all as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 10, and until all required monies have been paid pursuant to Condition Nos. 11 and 12..
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

- 6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with the payment of the applicable fee, at least six months before the expiration date.
- 7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
- 8. This grant supersedes Conditional Use Permit Case No. 88-236.
- 9. This parking permit shall terminate and cease to be in effect at the same time the principal use for which the permit is granted terminates. In addition, if the permittee is unable to comply with the provisions of the parking permit, the use for which the parking permit has been granted shall be terminated, reduced or removed unless some other alternative method to provide the required parking is approved by the Director.
- 10. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
- 11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

site plan on file. The fund provides **for ten (10) biennial (every other year) inspections.** Additional monies sufficient to provide for ten additional biennial inspections shall be deposited with the County every twenty years for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment. The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

12. Within fifteen (15) days of the approval date of this grant, the permittee shall remit processing fees in the amount of **\$1,275.00** payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code. No project subject to this requirement is final, vested or operative until the fee is paid.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

16. The subject property shall be developed, operated and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
18. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
19. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all required project changes, including the following: (1) all proposed and existing landscaping, including the size, type and location of all plants, trees and watering facilities. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
20. Throughout the term of this grant, the permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
21. Prior to the encroachment into the protected zone of any oak tree as authorized by this grant, the permittee shall obtain all permits and approvals required for the work that necessitates such encroachment.
22. The construction, operation and maintenance of the proposed use shall be further subject to all of the following restrictions:

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

- a. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Department of Public Works letter dated March 4, 2004, except as otherwise required by said department;
- b. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Fire Department, Fire Prevention letter dated May 16, 2005, except as otherwise required by said department;
- c. The permittee shall strictly comply with all requirements set forth in the attached Los Angeles Forester and Fire Warden, Forestry Division, letter dated February 23, 2004. In addition, should any oak tree die as a result of an approved encroachment, requiring the planting of mitigation trees, an acorn shall also be planted at the same time and within the watering zone of each mitigation tree;
- d. During construction the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
- e. The permittee shall provide and continuously maintain a minimum of 113 on-site automobile parking spaces upon completion of the Support Facility; At least two of these spaces shall be van-accessible and reserved for persons with disabilities. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized use;
- f. The applicant shall continuously provide off-site parking for employees;
- g. The permittee shall maintain the subject property in a neat and orderly fashion, free of litter and debris. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or a combination of these;
- h. All parking lot and other exterior lighting shall be hooded and directed away from roadways and neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways;
- i. The permittee shall not utilize any amplified sound system outdoors;

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

- j. All fences and walls on the property shall be maintained in good condition and in compliance with the requirements of Section 22.48.160 of the County Code;
- k. Outside display and storage of material on the property is prohibited;
- l. The permittee shall not store or use hazardous materials on the subject property;
- m. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times;
- n. The school shall continue to be accredited and offer instruction required to be taught in the public schools by the Education Code of the State of California;
- o. The school and group home shall comply with all licensing requirements of the State of California;
- p. The total number of students enrolled at the school or residing on the premises shall not exceed 84;
- q. “Special events” shall accommodate excess vehicles in additional outside parking areas and shuttle bus-type transport or visitors shall arrive by bus from pre-arranged gathering sites. The permittee shall be limited to not more than four special events each year; and
- r. The permittee shall be required to obtain a new conditional use permit if the establishment substantially changes its mode or character of operation.

Attachments: Department of Public Works letter dated March 4, 2004

County of Los Angeles Fire Department – Forestry Division letter dated February 23, 2004

County of Los Angeles Fire Department – Fire Prevention letter dated May 16, 2005

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

PARKING MANAGEMENT PROGRAM

Five Acres shall establish, implement, and maintain a Parking Management Program to the satisfaction of the Los Angeles County Department of Regional Planning. Elements of the Parking Management Plan shall include the following:

Parking and Transportation Coordinator

- Five Acres will designate a Parking and Transportation Coordinator who shall oversee implementation of the following conditions:
 - Keep records and submit reports, as necessary, of Five Acres' implementation and compliance with the Program's requirements.
 - Manage and promote the Program.
 - Issue and enforce parking permits. These permits shall be issued in conformance with the Parking Policy set forth below.
 - Monitor, on a daily basis, Mountain View Street and adjacent streets to ensure compliance with this Parking Management Plan and to ensure that employees, volunteers and visitors do not park on or block driveways on Mountain View or adjacent streets.
 - Conduct regular audits on parking permits to prevent abuses.
 - Serve as the contact for transportation and parking matters, including responding to questions or complaints regarding the Program.
 - Maintain a log of all parking-related complaints received, the date and time received and the disposition of the response.
- Five Acres shall establish a local telephone number for the receipt of complaints regarding the Parking Management Program. This contact information shall be posted at the entrances to the Five Acres facilities located on Mountain View Street.
- Within 30 days of the completion of the support facility (CUP/OTP 03-297), a summary of the Parking Management Program, maps showing proposed/current off-site parking locations, and the contact information (e.g., telephone number) for neighborhood concerns and complaints, shall be:

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

- Mailed to the residences and owners on Mountain View Street between Windsor Avenue and Casitas Avenue, local homeowner associations that include residences along Mountain view Street between Windsor Avenue and Casitas Avenue, the Altadena Town Council, and to others who make a request in writing to be included on this mailing list.
- Posted on the Five Acres internet website.
- A log of all parking-related complaints shall be retained for a minimum of two years and shall be made available upon the request of the Fifth Supervisorial District, the Department of Regional Planning, the Altadena Town Council or the Altadena Town Council Census Tract Representatives for Census Tract 4610.

FIVE ACRES STAFF PARKING PROGRAM

- Five Acres shall maintain a formal parking policy for all Five Acres staff. All staff who commute to any of the Five Acres facilities on Mountain View Street shall utilize on-site or off-site parking. Staff members are not permitted to park on Mountain View Street or adjacent streets while conducting business (e.g., during their work shift) at the Five Acres facilities on Mountain View Street.
- As a condition of employment, all staff who drive to Five Acres' facilities on Mountain View Street must display a parking permit (e.g., hang tag, sticker, etc.). The permit shall designate the parking facility where the permit is valid. The permit shall be color-coded and/or shaped so that the type of permit is readily discernable.
- Five Acres staff will review and sign a copy of the parking policy, as well as complete an Employee Vehicle Identification Information form that includes pertinent vehicle information (i.e., license plate numbers, car make and model, etc.). Copies of these forms shall be kept in each employee's file by the Parking and Transportation Coordinator.
- Failure to comply with the parking policy may result in disciplinary action and will be reflected in the employee's performance evaluation.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

VISITORS AND VOLUNTEERS¹ PARKING PROGRAM

- Upon completion of the support facility:
 - Five Acres will send letters to volunteers (and visitors, if contact information is on file) explaining the Program and the requirement to use the designated off-street parking at 743 Mountain View Street.
 - Five Acres will provide information to visitors and volunteers regarding the Program. As part of orientation or training, visitors and volunteers will be required to use the designated off-street parking at 743 Mountain View Street.
 - Five Acres will require every visitor and volunteer to sign-in, including vehicle information (e.g., license plate number, vehicle make and model, etc.).
 - Upon request from the Department of Regional Planning, Five Acres shall provide a summary of the weekly number of visitors and volunteers by day and by hour.
 - A sign reminding visitors and volunteers of the requirement to use the designated off-street parking at 743 Mountain View Street will be displayed adjacent to the sign-in log.
 - Volunteers (and visitors, if contact information is on file) shall receive a reminder regarding the parking program and the required use of off-street parking at 743 Mountain View Street.
 - Volunteers will be advised that compliance with the Program is a condition of volunteering with Five Acres.

TRANSPORTATION DEMAND MANAGEMENT MEASURES

- Staff, volunteers and visitors shall be encouraged to carpool or use alternative modes of transportation (e.g., walk, bicycle, public transit, etc.) when visiting any of the Five Acres facilities on Mountain View Street.
- Five Acres shall provide secure and protected parking for bicycles (e.g., bicycle

¹ Includes but is not limited to persons coming to Five Acres for any reason, including but not limited to family members, volunteers, job and volunteer applicants, board and committee members, DCFS social workers, auditors, donors, etc.

CONDITIONAL USE PERMIT – OAK TREE PERMIT CASE NO. 03-297-(5)

racks).

PARKING OPERATION MANAGEMENT

- Five Acres shall maintain a minimum of 113 on-site parking spaces upon completion of the Support Facility.
- The required parking spaces shall be available for vehicular parking only and shall not be used for storage, vehicle repair or any other unauthorized use.
- Five Acres shall provide sufficient on-site and off-site parking to accommodate all staff, visitors and volunteers. Currently, in addition to the 113 on-site parking spaces, Five Acres utilizes an additional 84 spaces on two off-site parking lots. If the number of off-site spaces falls below 84, Five Acres shall secure equivalent off-site parking. If the number of staff increases, Five Acres shall secure sufficient additional off-site parking to accommodate the additional staff members.
- Shuttle service shall be provided between the off-site locations and the Five Acres facilities as necessary.
- For special events, Five Acres shall provide additional off-site parking (with shuttle support) and/or shall arrange for shuttle pick-ups at pre-arranged gathering sites.
- Upon the request of the Fifth Supervisorial District or the Department of Regional Planning, Five Acres shall provide a summary of staffing numbers at the facilities on Mountain View Street (weekly information by day and by hour).

STAFF ANALYSIS

PROJECT NUMBER

03-297-(5)

CASE NUMBER

Conditional Use Permit and Oak Tree Permit 03-297-(5)

PROJECT DESCRIPTION

The applicant, Five Acres: The Boys' and Girls' Aid Society of Los Angeles County ("Five Acres"), is requesting a Conditional Use Permit to authorize the construction of a new support facility consisting of a 2,600 square foot one-story building with a basement and 43 parking spaces located across the street from the existing Five Acres Main Campus. Five Acres has operated its facility for abused and neglected children at this site in Altadena since 1926. Orphaned and at-risk children live and attend school at this facility, usually staying for a year or two until they can be placed with adoptive or foster parents. The average age of the children is 10; the ages vary from 6 to 14. A maximum of 84 children can live and attend school at Five Acres, pursuant to the previous Conditional Use Permit 88-236-(5). The Support Facility project does not propose to increase Five Acres' enrollment or otherwise change the existing program for the children.

As a residential and school facility, the hours of operation are 24 hours per day, 7 days per week. The existing facilities include the Main Campus with administrative offices, bungalow style dormitories, recreational facilities, perimeter parking and support classrooms. The Main Campus is connected to the Five Acres School by an off-street, private, walkway, which acts as an integrated campus with the children never having to enter the School from Mountain View Street.

The new facility would add needed storage, work space and visitor parking; additional parking is intended to address community concerns with street parking. No students would access the Support facility. The proposed structure has been designed to look like a one-story Craftsman style residence with extensive landscaping around the entire perimeter.

The applicant is also requesting an Oak Tree Permit to authorize the removal of two oak trees and the encroachment within the protected zone of five oak trees.

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

DESCRIPTION OF SUBJECT PROPERTY

The site for the Support Project is an .84-acre rectangular-shaped parcel with level topography located at 743 W. Mountain View Street. The property is currently developed with two garage structures, which would be demolished as part of this project, and a 1,040 square foot single-family residence, to remain. A second house previously existed on the property until it was destroyed by fire in 2000. The site also contains 7 oak trees.

The existing Five Acres School is located at 704 Mountain View Street; the Main Campus is located at 760 Mountain View Street in Altadena, all within the Altadena Zone District.

ENTITLEMENTS REQUESTED

The applicant requests a Conditional Use Permit to authorize the continued operation of the Five Acres school and residential treatment center for 84 children and the new construction of a Support Project consisting of a 2,600 square foot building with 43 parking spaces.

The applicant also requests an Oak Tree Permit to authorize the encroachment within the protected zone of five oak trees and the removal of two oak trees.

The Support Project would be part of the existing Five Acres Program and regulated by the proposed CUP that would apply to the Support Facility, the Residential Campus, and the School. The purpose of the parking component is to improve existing conditions of neighborhood traffic and parking by providing additional off-street parking, which would alleviate the need for visitor and volunteers to park on the street. The CUP would not permit a separate parking lot use; the 43 new parking spaces and facility would only be used in conjunction with the Five Acres' existing program for children, and be subject to one CUP that covers the entire program. The use of the property could never legally become a stand-alone parking lot without obtaining a zone change to allow such use.

EXISTING ZONING

Subject Property:

The subject property is zoned R-1-7500 (Single-Family Residence, minimum lot size of 7,500 square feet) and is located within the Altadena Community Standards District.

Per County Code Section 22.20.100 the following are permissible uses in the R-1 zone provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

- Schools, through grade 12, accredited, including appurtenant facilities, which offering instruction required to be taught in the public schools by the Education Code of the state of California, and;
- Group homes for children, having seven or more children.

Surrounding Properties:

Surrounding zoning consists of R-1-7500 zoning to the north, south, east and west.

EXISTING LAND USES

Subject Property:

The subject property is developed with two garages and a single family residence.

Surrounding Properties:

Surrounding land uses consist of:

North: Single- and Multi-family residences

South: City of Pasadena Water/ Five Acres Main Campus, Single-Family Residences, Pasadena Water Department facility

East: Single- Family Residences

West: Single- Family Residences, Church

PREVIOUS CASES/ZONING HISTORY

ZEC 8973: To continue and remodel a children's home where repairs will exceed 50 percent of the value of existing buildings located at 760 W. Mountain View Street (approved 12-3-1968).

CUP 88-236-(5): To move the Five Acres School to a neighboring off-site location and to utilize the vacated space at the existing facility to increase the number of children from 68 to 84 (approved 10/24/90).

CUP/OTP/PK

98-087-(5): To authorize the demolition and reconstruction of a Campus building; to remove one oak tree and to provide off-site parking (withdrawn 3/20/2000).

ALTADENA COMMUNITY PLAN

Land Use Policy Map

The existing Main Campus facility is classified "Institutions" on the Altadena Community Plan land use map. The School site, Support Project site and the surrounding area are

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

classified “Low Density Residential”. Institutional uses may be permitted in this classification if compatible in terms of scale and design with the residential development. New development should be compatible with and compliment existing uses.

Applicable Goals and Policies

- Provide school facilities to serve the community’s social, cultural, vocational, and recreational, as well as educational needs which are compatible with the character and local interests of Altadena.
- Provide a broad range of community services at available existing school sites or other new facilities.
- Provide for new development which is compatible with and complements existing uses.
- Preserve and enhance existing land uses and areas of historical and/or unique importance.
- Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.
- Provide for development which is compatible with and complements existing uses.
- Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community.

Consistency Analysis

The proposed project enhances and provides needed community services in conjunction with an existing school site.

The one-story Craftsman style design, with larger than required set backs and extensive landscaping proposed for the Support Project site will provide a residential appearance of the site and thus comply with the intent of the Plan. The Support Project would also provide a reduction in on-street parking .

SITE PLAN DESCRIPTION

General Description

The site plan depicts the approximately 2,600 square foot proposed support building and the existing residence (to remain) fronting Mountain View Street; the plan also depicts the 43 proposed parking spaces at the rear of the property. Access to the site is depicted via Mountain View Street to the south.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

Altadena Community Standards District

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

Pursuant to Section 22.44.127 of Title 22 (Altadena CSD) of the County Code the following development standards apply for this project:

HEIGHT and YARD REQUIREMENTS

Pursuant to County Code Section 22.44.127, height and yard standards shall be based on the size of the lot or parcel. The Support Project site is approximately 36,000 square feet. The maximum allowed height for this size parcel is 35 feet. The maximum number of stories above grade shall be two.

Yard requirements for this size parcel in Zone R-1 are:

Front yard: not less than 20 feet in depth;
Interior Side Yard: not less than five yards; and

Rear Yard: not less than 35 feet in depth

Also,

- The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot or parcel shall not be included in the computation for this purpose.
- Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
- Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.

COMPLIANCE:

The proposed building is approximately 18' high and complies with the stated height requirements.

The setbacks for the proposed building, as shown on the Exhibit "A" are as follows and comply with the stated set back requirements:

Front yard: 25 feet

West Side yard: 16 feet

East Side yard: 80 feet

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

Rear yard: 125 feet

LOT COVERAGE:

Pursuant to Code Section 22.44.127D the gross structural area (GSA) or lot coverage shall not exceed 9,000 square feet.

COMPLIANCE:

The project site contains a 1,040 square foot existing one-story single-family residence; the foot print of the proposed one-story (with basement) Support Facility is approximately 2,600 square feet for a total lot coverage of 3,640 square feet, or ten percent of the site. The proposed project complies with the stated lot coverage requirements.

General Development Standards

FENCING/WALLS

Pursuant to County Code Section 22.48.160 fences and walls may be erected and maintained in required yards subject to the following specifications:

Front yard: fences and walls shall not exceed a height of three and one-half feet;

Interior side and rear yards: Fences and walls shall not exceed six feet in height; and

Retaining walls: Retaining walls shall not exceed six feet in height and are permitted in all yards.

COMPLIANCE:

The applicant is not proposing any fencing within the required front yard set back. A 6' high gate for the access drive-way as well as a 6' high, 16' long fence on the west side of the proposed building are proposed. The applicant is also proposing to maintain a 6-foot block wall with a two-foot wood extension along the perimeter walls (north, east, and west sides). The two-foot extension is a request from the neighbor to the east.

AUTOMOBILE PARKING

Pursuant to County Code Section 22.52.1120 D, every group home for children shall have one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use; and

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

Pursuant to County Code Section 22.52.1200 A , Every building used in whole or in part for an elementary school having no grade above the sixth, shall have, within 500 feet thereof, one automobile parking space for each classroom; however

Pursuant to County Code Section 22.56.1510 E (Conforming Uses in a Building or Structure Non Conforming Due to Parking) A Building or structure nonconforming due to parking standards may be occupied by any use permitted in the zone which it is located subject to the limitations and conditions governing such use as specified in the zone; provided that: 1) The use has the same or lesser parking requirement as the existing or previous use; or 2) If the use has a greater requirement than the existing or previous use, a sufficient number of additional parking spaces is developed to accommodate the increased amount of space required by the new use.

The previous Conditional Use Permit, under which requirements the facility is currently operating, required 70 parking spaces be provided on-site.

COMPLIANCE:

The Five Acres Main Campus was established at this location in 1926, prior to any parking ordinance. The first requirements for automobile parking spaces to be provided in conjunction with the construction of a new building were adopted in 1943 (Ordinance 4292, effective date 11/10/43).

Five Acres currently has 191 full time and part time staff that work at 704 and 760 W. Mountain View Street (Main Campus and School). The number of staff working at any given time is constantly changing and ranges from a low of 9 during off peak hours (night time) to a high of 169 midday on Wednesdays when a staff meeting is held. The Support Facility and parking lot will be used by existing Five Acre staff and volunteers; Five Acres have no plans to increase their staff as a result of the new construction.

Five Acres employees park in designated off-street parking areas and are prohibited from parking on Mountain View Street. Currently available parking for Five Acres' staff members includes the following:

LOCATION	NUMBER OF PARKING SPACES
Main Campus	20
School Building	50
Jehovah's Witness lot (across the street)	24
2609 N. Lincoln Avenue	60
Support Facility	43 (proposed)
TOTAL SPACES	197

Shuttle service is provided from the off-site lot at Lincoln Avenue from 7 a.m. to 7 p.m. Five Acres also offers incentives to staff who walk, bicycle, carpool or use public transportation.

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

The proposed Support Facility would provide an additional 43 parking spaces, for a total of 197 parking spaces, of which 113 would be on Five Acres' property. The Support Project would not add additional children or new staff, however, as the Department of Children and Family Services (DCFS) staffing regulations change, Five Acres is required to comply. The proposed new 43 parking spaces would accommodate visitor and volunteer parking and alleviate the need for on-street parking. Staff is also recommending that during special events, such as holiday parties, special arrangements be made by Five Acres to avoid excessive on-street parking and blocking of neighbors' drive ways, as parking congestion has been stated as a problem in the past.

CONDITIONAL USE PERMIT BURDEN OF PROOF

Per section 22.56.040 of the zoning code, the applicant shall substantiate to the satisfaction of the Planning Commission, the following facts:

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare or persons residing or working in the surrounding area, or
 - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequately served:
 - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - B. By other public or private service facilities as are required.

The applicant's responses are provided as an attachment to this report.

OAK TREE PERMIT BURDEN OF PROOF

In addition to the information required in the application by Section 22.56.2090, the application shall substantiate to the satisfaction of the director the following facts:

1. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
2. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
3. That in addition to the above facts, at least one of the following apply:
 - a. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrated the planned improvement or proposed use of the subject property to such and extent that:

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

- i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
- ii. Placement of such tree(s) precludes the reasonable and efficient use of such properties for a use otherwise authorized, or
- b. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or
- c. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices;
- 4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure;
- A. For the purpose of interpreting this section, it shall be specified that while relocation is not prohibited by this Part 16, it is a voluntary alternative offering sufficient potential danger to the health of a tree as to require the same findings as removal. (Ord. 88-0157 § 5, 1988; Ord. 82-0168 § 2 (part), 1982.)

The applicant's responses are provided as an attachment to this report

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under CEQA reporting requirements.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Los Angeles County Fire Department, Forestry Division has reviewed the oak tree report. Their comments dated February 23, 2004 are included as an attachment to this report. Forestry The comments include the standard mitigation measure to provide mitigation trees of the Oak genus at a rate of 2:1 for each tree removed. The Forester is requiring two replacement trees; one of the two trees slated for removal is dead.

The Los Angeles County Fire Department, Fire Prevention has reviewed the project; their recommended conditions dated May 16, 2005 are included as an attachment to this report. The required fire flow for this development is 1500 gallons per minute for 2 hours. The Fire Department also provide comments on the access gate and requires corrections to the submitted site plan.

The Los Angeles County Department of Public Works ("DPW") recommended conditions, dated March 4, 2004, are included as an attachment to this report. The DPW's

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

recommendations include dedication of right of way along Mountain View Street as well as standard requests for curbs and street lights.

PUBLIC COMMENTS

Staff has received a package containing letters, a petition containing 76 signatures in opposition to this proposal as well as other case related information from a local resident. The package is included as an attachment to this report. Staff has also received 130 post cards and 34 letters in favor of the project. The Altadena Town Council is recommending denial of this application; their letters dated May 25, 2005 and November 3, 2003 are included as an attachment to this report. Concerns include increased traffic on Mountain View Street and the threat to the residential character of the neighborhood. Altadena Heritage has also submitted a letter in opposition dated May 28, 2005; they are concerned that storage facility would detract from the residential look and feel of the neighborhood.

LEGAL NOTIFICATION

On May 4, 2005, 219 hearing notices were sent to property owners within a 500-foot radius of the subject property. Legal advertisements were published in Pasadena Star News and in La Opinion on May 4, 2005.

Case related materials (factual, hearing notice, environmental documentation and burden of proof statements) were sent to the Altadena library on April 28, 2005 and also posted on the Department of Regional Planning's web site (<http://planning.co.la.ca.us>).

STAFF EVALUATION

The applicant has requested a conditional use permit to allow the continued operation of a group home and school for a maximum of 84 children and to allow the construction of an adjacent Support Facility. The Support Facility would be designed to appear as a single-family residence to blend in with the residential neighborhood and would provide much needed office, storage space and a workshop for maintenance employees. The purpose of the project is also to alleviate the need for visitors and volunteers (who are not assigned parking spaces at Five Acres) to use on-street parking.

With the addition of the proposed 43 parking spaces Five Acres would have access to 197 parking spaces, including the off-site parking lots. 113 of these spaces would be on Five Acres' property and an additional 24 at the Jehovah's Witness lot next door. As Five Acres' states that a maximum of 169 staff are on-site at any given time, this should be sufficient to alleviate on-street parking by staff. Visitors and volunteers should also be able to be accommodated at the new lot. As on-street parking appears to be one of the main issues for neighbors, Staff is recommending as conditions of approval that 1) the off-site

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

parking lots be retained or replaced if a lease is lost, and 2) that during special events, such as holiday parties, the operator arrange for additional off-site parking to avoid blocking of neighbors drive ways and other parking related problems that aggravate relations with neighbors.

Concerns expressed by the community are addressed as follows:

OPPOSITION CONCERN	PROPOSED SOLUTION
Support Facility is a threat to the residential character of neighborhood	The design of the Support Facility resembles a one-story Craftsman residence with extensive landscaping.
On-street parking by visitors, staff and volunteers at Five Acres	The Support Project includes 43 parking spaces to alleviate the need for on-street parking. For special events alternate off-site parking arrangements are proposed.

An oak tree permit for the encroachment within the protected zone of five oak trees and the removal of two oaks is also included in this request to accommodate the construction of the Support Facility. The oak tree evaluation performed by a registered arborist, and reviewed by Los Angeles County Fire Department, Forestry Division, concludes that the five trees proposed for encroachment should survive the construction period with the recommended protection. Of the two oaks slated for removal one is dead (tree #7) and one is currently in decline (tree #6).

The proposed facility is designed in a manner compatible with and sensitive to the surrounding residential neighborhood.

The Five Acres facility helps to fill the growing need for assistance to children who come from abusive settings such as families fragmented by drug and alcohol abuse.

The project can be found consistent with the adopted local plan, existing zoning and surrounding land uses.

FEES/DEPOSITS

CONDITIONAL USE PERMIT and OAK TREE PERMIT CASE NO. 03-297-(5)

If approved as recommended by staff, the following fees/deposits will apply:

Fish & Game:

1. A Negative Declaration was issued. Therefore, an 1,250 Fish and Game fee and a \$25 document handling fee must be paid. Total fees due: \$1,275. The fees will be required within 15 days of the final approval date of the permit.

Zoning Enforcement:

2. A cost recovery deposit of \$1,500 to cover the costs of 10 recommended biennial zoning enforcement inspections. Additional funds would be required if violations are found on the property.

RECOMMENDED ACTION

- Approve the Conditional Use Permit and Oak Tree Permit subject to the attached draft conditions.

SUGGESTED MOTION

"I move that the Regional Planning Commission indicate its intent to approve Conditional Use Permit and Oak Tree Permit No. 03-297-(5) and instruct staff to prepare the final environmental documentation, findings and conditions for approval."

ATTACHMENTS:

Draft Conditions

Thomas Brothers Map

Burden of Proof

Site Plan

Land Use Plan

RJF:MBM



***** INITIAL STUDY *****
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
GENERAL INFORMATION

I.A. Map Date: November 12, 2004 Staff Member: Christina D. Tran

Thomas Guide: 535 F-5 USGS Quad: Pasadena

Location: 743 W. Mountain View Street (proposed building and parking); 704 Mountain View Street (existing Five Acres School); 760 Mountain View Street (existing Five Acres Residential Treatment Center) - Altadena

Description of Project: Application for a CUP to continue the operation of the existing Five Acres school and residential treatment center (CUP 88236) and for the construction of a new support facility including a 2,600 s.f. building, 43 parking spaces, a sump pump, and an 8' perimeter wall at the north and east property line. The new building will provide storage space and work area that will be used by employees from 7:30 a.m. to 3:30 p.m., M-F. The parking lot will be open every day for staff and visitors and gates will be closed at night from 8:00 p.m. to 7:00 a.m. A maximum of 84 children reside at the treatment center who all attend Five Acres School except for the 15 children who are shuttled to public schools. Children who attend Five Acres School (open M-F from 8 a.m. to 2 p.m.) walk from the treatment through a private walkway. Although 191 employees work at the school and main campus, the typical number of employees working at any given time is approximately 135. There is an additional 92 staff members working at satellite offices who occasionally visit the main campus 2-4 times per year for training. An average of 20 visitors and volunteers visit the campus per day. Application also includes a request for an OTP to remove two (tree # 6 and 7) and encroach upon five oak trees (tree # 1, 2, 3 4, and 5). The existing rental house on the east side of the proposed support facility will remain as a residential rental.

Gross Acres: 6.34 acres of which .84 acres is the area for the proposed improvements

Environmental Setting: Project site is located in an urbanized area with no significant natural habitat except for four oak trees located onsite. There is currently one single family residence onsite that will remain and two garages which will be demolished to make way for the proposed improvements. Surrounding land uses consist of single family Residences, Pasadena Water Department, a church, and Woodbury Preschool.

Zoning: R-1-7500 (Single Family Residence, minimum lot size of 7,500 s.f.)

General Plan: Low Density Residential

Community/Area wide Plan: Institutions, and Low Density (1-6 units/gross acre) [Altadena Community Plan]

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>CP94082</u>	<u>Expand day care center (2-8-95 approved)</u>
<u>CP02227</u>	<u>Residential care facility for 60 boys (Pending)</u>
<u>CP93162</u>	<u>Cont. use & maintain adult residential facility (3-7-94 approved)</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u> <input type="checkbox"/> None <input checked="" type="checkbox"/> Regional Water Quality Control Board <input checked="" type="checkbox"/> Los Angeles Region <input type="checkbox"/> Lahontan Region <input type="checkbox"/> Coastal Commission <input checked="" type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <u>Trustee Agencies</u> <input type="checkbox"/> None <input checked="" type="checkbox"/> State Fish and Game <input type="checkbox"/> State Parks <input type="checkbox"/> <input type="checkbox"/>	<u>Special Reviewing Agencies</u> <input type="checkbox"/> None <input type="checkbox"/> Santa Monica Mountains Conservancy <input type="checkbox"/> National Parks <input type="checkbox"/> National Forest <input type="checkbox"/> Edwards Air Force Base <input type="checkbox"/> Resource Conservation District of Santa Monica Mtns. Area <input checked="" type="checkbox"/> City of Pasadena <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<u>Regional Significance</u> <input checked="" type="checkbox"/> None <input type="checkbox"/> SCAG Criteria <input type="checkbox"/> Air Quality <input type="checkbox"/> Water Resources <input type="checkbox"/> Santa Monica Mtns. Area <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <u>County Reviewing Agencies</u> <input type="checkbox"/> Subdivision Committee <input checked="" type="checkbox"/> DPW: Drainage & Grading; Watershed Management (and NPDES section); Traffic & Lighting <input checked="" type="checkbox"/> Fire Department <input checked="" type="checkbox"/> Health Services: Environmental Hygiene <input type="checkbox"/>
---	---	--

<u>IMPACT ANALYSIS MATRIX</u>		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
				Potentially Significant Impact	
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Conservation/Maintenance
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as “significant”.

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: _____ Date: _____

Approved by: _____ Date: _____

☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <u>Sierra Madre Fault approximately 0.25 mile north (L.A. Co. Safety Element Map)</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <u>Liquefaction area approximately 0.25 mile west (L.A. Co. Safety Element Map)</u>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <u>875 c.y. of grading required</u>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70			
<input type="checkbox"/> MITIGATION MEASURES		<input type="checkbox"/> OTHER CONSIDERATIONS	
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design	<input type="checkbox"/> Approval of Geotechnical Report by DPW	

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
--	--	---

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., dam failure)? <i>Devil Gate dam/debris basin approximately 0.25 mile west of site</i>

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

DPW conceptually approved drainage concept/SUSMP on 10/27/04. Applicant shall comply with all requirements of the drainage concept/SUSMP plan that was conceptually approved on 10/27/04.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <hr/> <i>Access may be inadequate</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☐ Fuel Modification / Landscape Plan

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

Fire Department did not identify any significant impacts in their letter of 2/24/04. Applicant shall comply with all county fire codes and ordinances

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <hr/> <i>Woodbury Preschool</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <hr/> <i>Proposed 43 space parking lot with surrounding residences</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <hr/> <i>SUSMP pump at southwest corner of lot with proposed improvements</i>

STANDARD CODE REQUIREMENTS

☐ Noise Control (Title 12 – Chapter 8) ☐ Uniform Building Code (Title 26 - Chapter 35)

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

Health Services concluded that project would not have significant impacts in their letter of 6/24/04. Comply with county noise ordinance with respect to construction noise.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
	<i>Parking lots with 25 or more parking spaces are subject to NPDES requirements</i>			
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
	<i>Parking lots with 25 or more parking spaces are subject to NPDES requirements</i>			
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☐ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

☒ OTHER CONSIDERATIONS

Consultation with RWQCB and DPW (Watershed Management)

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No impact |
|--|--|---|

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>Seven oak trees</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Devils Gate Reservoir within 1000' west of project site</i>

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☒ OTHER CONSIDERATIONS

☐ ERB/SEATAC Review ☒ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
<hr/>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Oak trees</i> Does the project site contain rock formations indicating potential paleontological resources?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
<hr/>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<hr/>				
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

Disturbed site

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Rim of the Valley Trail approximately 0.5 mile west of project site</i> Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Visual Report
 ☐ Compatible Use

All outdoor security lighting shall be placed on short bollard-type posts at low intensity and directed inward

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

DPW concluded that project will not have significant impacts in their letter of 10/14/04.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				
<hr/>				
<hr/>				
<hr/>				

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>Small amount of paint and paint thinner</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ Toxic Clean-up Plan

☒ OTHER CONSIDERATIONS

Applicant shall comply with all applicable codes, ordinances, and regulations with respect to the storage and use of hazardous materials

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				
<hr/>				

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

CONDITIONAL USE PERMIT/OAK TREE
PERMIT 03-297-(5)

RPC/HO MEETING DATED
December 7, 2005

CONTINUE TO

AGENDA ITEM
6

PUBLIC HEARING DATE
June 8, 2005

APPLICANT Five Acres: The Boys' and Girls' Aid Society of Los Angeles		OWNERS Five Acres		REPRESENTATIVE Latham & Watkins Attn. Loren Montgomery	
REQUEST CONDITIONAL USE PERMIT REQUEST: To authorize a support facility adjacent to an existing group home and school for children. The project includes the demolition of two existing garage buildings and the construction of a one-story building with basement to be used as an office, storage and maintenance workshop. The proposal also includes parking for 43 vehicles. OAK TREE PERMIT REQUEST: To authorize the removal of two oak trees and the encroachment upon five oak trees.					
LOCATION/ADDRESS 743 West Mountain View Street ACCESS Mountain View Street to the south			ZONED DISTRICT Altadena COMMUNITY Altadena EXISTING ZONING R-1-7500, Altadena Community Standards District		
SIZE .84 acre	EXISTING LAND USE Single family residence and garages		SHAPE Rectangular	TOPOGRAPHY Level	
SURROUNDING LAND USES & ZONING					
North: R-1-7500/Single- and Multi-Family Residences			East: R-1-7500/ Single- Family Residences		
South: R-1-7500, City of Pasadena/ Five Acres Residential Treatment Center, Single-Family Residences, Pasadena Water Dept.			West R-1-7500/ Church, Single-Family Residences		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY	CONSISTENCY	
Altadena Community Plan	Low Density Residential		n/a	See Staff Analysis	
ENVIRONMENTAL STATUS Negative Declaration					
DESCRIPTION OF SITE PLAN The site plan depicts the approximately 2,600 square foot proposed support building and the existing residence (to remain) fronting Mountain View Street; the plan also depicts the 43 proposed parking spaces at the rear of the property. Seven oak trees and five new trees are also shown. Access to the site is depicted via Mountain View Street to the south.					
KEY ISSUES <ul style="list-style-type: none">Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.Satisfaction of Section 22.56.2100, Title 22 of the Los Angeles County Code, Oak Tree Permit Burden of Proof requirements.					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Maria B. Masis		
RPC HEARING 6/8/05, 8/7/05, and 9/21/05	RPC ACTION DATE December 7, 2005	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Valadez, Bellamy, Helsley, Rew, Modugno	MEMBERS VOTING NO none	MEMBERS ABSTAINING none
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) 23 (F) 35	PETITIONS (O) one (76 signatures) (F) -	LETTERS (O) 5 (F) 495